



Hampshire Road, Walton-Le-Dale, Preston

Offers Over £299,950

Ben Rose Estate Agents are pleased to present to market this spacious and versatile four-bedroom detached property, situated in the sought-after area of Walton-Le-Dale. Ideal for growing families, this well-presented home offers generous living accommodation throughout, with flexible rooms that can easily adapt to modern family life. The property enjoys a convenient position close to a wide range of local amenities including supermarkets, schools, cafés and leisure facilities, whilst also benefiting from excellent travel links. Nearby bus routes provide easy access into Preston city centre, with Preston train station offering direct rail connections across the North West and beyond. The M6, M61 and M65 motorways are all within easy reach, making the property perfect for commuters travelling towards Manchester, Liverpool and surrounding Lancashire towns.

Internally, the home welcomes you with a bright reception hall where you will find access to the convenient ground floor WC and staircase to the first floor. To the front of the property is a spacious lounge featuring a charming fireplace and a large bay-fronted window that allows plenty of natural light to fill the room. The lounge flows openly into the dining room at the rear, creating an excellent space for entertaining and family gatherings, with sliding doors opening directly out onto the garden. Returning through the hallway, you will find the generously sized kitchen/breakfast room positioned to the rear of the home. This well-equipped space offers an abundance of worktop and cupboard space alongside a practical breakfast bar with seating for two, ideal for casual dining and busy mornings.

To the first floor, the property continues to impress with four well-proportioned bedrooms, offering excellent flexibility for families, guests or those working from home. The master bedroom benefits from fitted wardrobes as well as a private en-suite shower room, whilst bedroom two also features fitted wardrobes for added convenience. The remaining bedrooms are all served by the modern three-piece family bathroom, completing the accommodation on this floor.

Externally, the property boasts a driveway to the front providing off-road parking for two vehicles and leading to the integrated garage, offering additional storage or secure parking options. To the rear is a secluded and generously sized garden designed for both relaxation and entertaining, featuring multiple patio seating areas alongside a substantial artificial lawn for low-maintenance enjoyment throughout the year. Combining spacious living accommodation, versatile rooms and a highly convenient location, this is a fantastic family home that must be viewed to be fully appreciated.















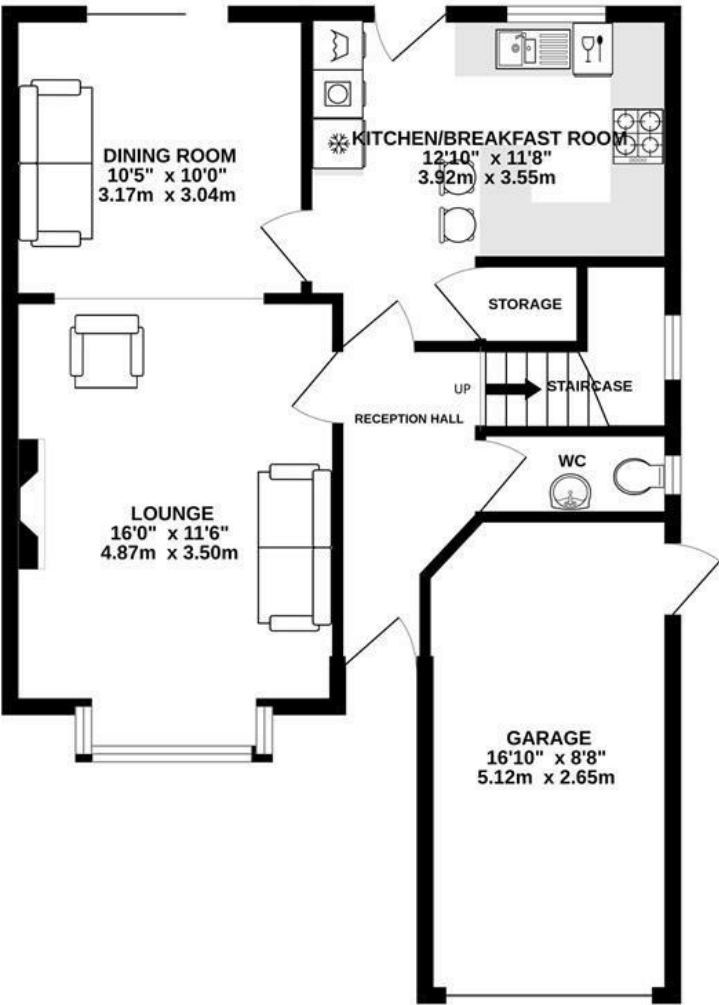




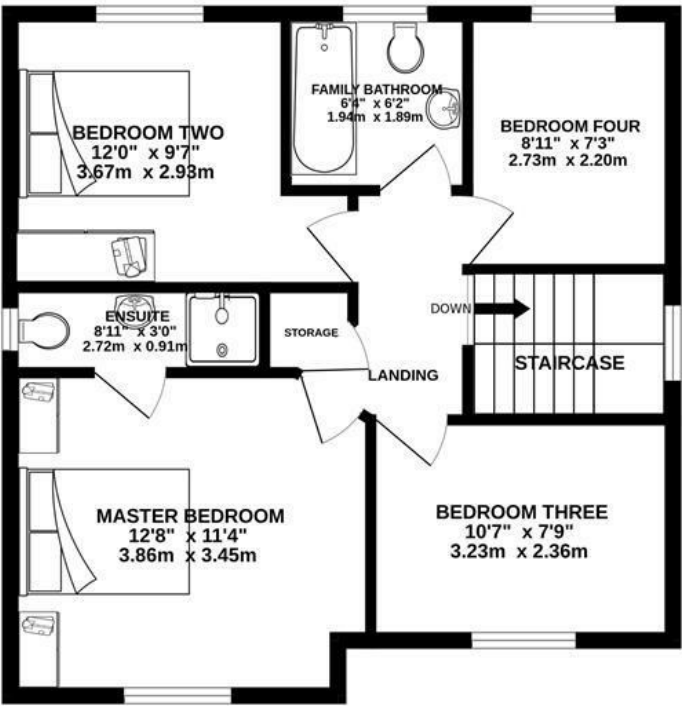


BEN ROSE

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

